

WASHINGTON, D. C., SUNDAY, FEBRUARY 27, 1910.

STATE AID IS NEEDED

Nation Cannot Conserve Private-owned Forests.

SOUTH URGED TO ACTIVITY

Suggested that Tax Should Be Assessed on Land Values and Not on Standing Timber—This One Way to Induce Forest Owner to Secure a Fixed Increase.

In my last letter on the "South's indifference to forest conservation," the fact was made apparent that forest conservation on any effective scale covering the privately owned forest area in the several States must enlist not only the willingness of the owners of this area, but must have as well the aid and co-operation of the State.

True forest conservation, which is simply wise use, involves the three agencies of the nation, the State and the individual in simultaneous co-operation; thus, when the nation establishes, as it must, the Appalachian Forest, and similar forest protection to other important watersheds, it will have done all the national government can do—the balance must be done in and by the States themselves, in co-operation with forest owners.

Has Large Forest Area.

As was pointed out, the South contains over 200,000,000 acres of forest lands all privately owned. Much, if not most, of this area is primarily forest land on which only forests can profitably grow, and get this point in mind—when once the forest is removed, is valueless for agriculture or anything else.

Bear in mind, too, that this vast area is being cut at a rate that means its total exhaustion as a source of timber supply in fifteen to twenty years.

Disregarding at this time any rights of the States to prevent their own devastation, let us briefly comment on some State duties owed to itself and to its citizenship—duties that are plain and unmistakable, and that cannot be evaded except at grave cost to the future prosperity of the State.

The State must help the forest owner; it must demonstrate by means of State-owned forests under competent foresters that tree growing is a sane and profitable thing (and it can be so shown); it must help to cut down the enormous fire loss through stringent fire laws applicable to the whole State adequately enforced through an efficient fire-warden system (and that this can be done New Jersey shows);

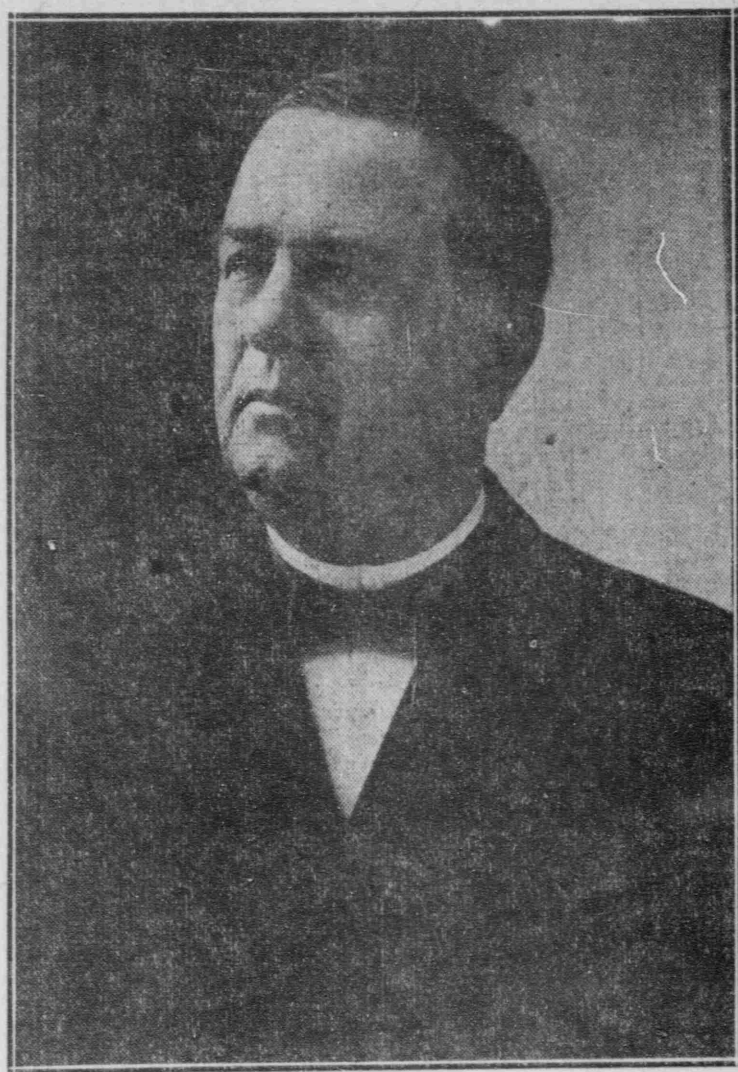
Must Tax Timber Land.

It must properly tax timber lands, not as is now done by imposing a tax on standing timber, but by imposing a tax only on the land values, the timber thereon being taxed only when the timber is cut (this is in strict accord with advanced thinking that growing timber should pay no tax).

These are the essentials of any effective action that will conserve the South's heritage of forest, perpetually—they must be adopted by the State before there can be demanded any unanimity of action by forest owners, for only when the State is helping them, and through them is helping herself, is the State in position to finally demand, as it probably must, wise regulation of forest cutting and management.

All this is not only possible, but the expense is relatively unimportant, even to those of our Southern States, where added State "machinery" is to be avoided on the ground of necessary economy. It may not be possible to acquire a large State forest area, save by gift or a loan

WASHINGTON FINANCIERS—NO. 14.

ALBERT F. FOX,
PRESIDENT COLUMBIA NATIONAL BANK.

About the time the sturdy Germans and the thrifty Yankee farmers of York County, Pa., were preparing for the Christmas festivities in 1841, a boy was born at the Fox farmhouse in that county. He was afterward christened Albert F. Fox, and has since enjoyed many Christmas holidays in York County and in Washington.

While the war clouds were gathering in the '50's young Albert Fox was attending school, driving in the cows, and otherwise assisting about the farm as the lads of York County were accustomed to do at that time. He acquired a good common school education, developed a bent for reading, and was altogether a promising, energetic and reliable boy. After school days young Fox entered a drug store as a clerk in York, the county seat. He learned this business and worked at it faithfully until the war clouds had burst along the southern skies and a call sounded in his soul to come to Washington, where he thought the road to opportunity and fortune lay. Mr. Fox in 1853 was a sturdy young man, robust as is his habit, shrewd, and had an eye out for any opening in business that might offer. As he was coming by train to the Capital he was suspected in Baltimore of being a rebel spy, and was detained there for some time until he could establish his identity and prove an ally.

Coming to Washington a stranger, the young man looked about and soon came to the conclusion that the real estate of forest lands by some public-spirited citizen, but small areas can be made effective "demonstration farms" when scientifically handled.

Tax revision may temporarily cut down State revenues slightly, but taxes on timber, imposed rightly, means their collection for all time, not their complete

cessation in fifteen years. Fire prevention, to an insurable degree, will cost but a fraction of the yearly fire loss. Surely, as they proper things are not being done in a single Southern State, it is none too soon for the South to squarely face its duty and its opportunity, for if the South is to remain fair and prosperous it must save its forests—to save them, there is required action that is prompt, vigorous, and instantaneous.

What the South does with the forest question within the next five years determines her own fate.

JOHN H. FINNEY,
Secretary Appalachian National Forest Association.

UNION SAVINGS OLDEST.

It Was Organized in 1891 Under Laws of West Virginia.

The Union Savings Bank of this city is the oldest institution of the kind in the District. It was organized under the laws of West Virginia in 1891, with a capital stock of \$50,000.

The capital stock was increased in July, 1905, to \$100,000 and new stock issued at \$175 a share, the original stockholders being given the privilege of subscribing for it on the basis of one share of the new stock for one share of the old.

In March, 1907, the stock was again increased to \$200,000, the stock being subscribed for under a similar arrangement at \$250 a share. The sale of the new stock placed \$125,000 in the surplus fund, making it at that time \$127,000.

The capital stock pays 10 per cent per annum, payable quarterly in March, June, September, and December.

Shipments of Mexican guayule rubber from the Durango consular district to the United States amounted in value to \$4,191,369 in 1909, an increase of \$1,002,632 over the previous year.

THE HOME

FOR THE PARTICULAR BUYER.
Best Part of Columbia Heights,
S. E. Cor. 14th St. and Perry Place,
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Street N. W.

Price, \$5,750 each.

Beautiful Red-Brick Dwellings,
Colonial Porches, Spanish Attics,
Best Construction, Requiring Minimum
Repairs.

BUILT BY GEORGE W. BARKMAN.

PARTICULARS.

Six large, cheerful rooms; plenty of closets;
large tiled bath with pedestal lavatory and
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first floor; white enamel finish, second floor;
mahogany doors; oak floors; very fine decorations;
model hot-water heat; finest gas
arrangements for cooking; electric lights; very
large concrete cellar; splendid lot.

INSPECTION INVITED.

OPEN SUNDAY.

LIEBERMANN & HAWN,

Exclusive Agents,

1303 F Street.

OLD LANDMARKS GO

Five Buildings Make Room for New Structures.

PROGRESS DEMANDS CHANGES

St. Matthew's Church, Reiss House, Douglas Mansion, Academy of Visitation, and Scottish Rite Temple Give Way to the March of Modern Improvement in Capital.

Five landmarks of Washington are giving way to modern improvements. They are old St. Matthew's Church, which is being demolished to make room for the proposed Southern Building; the old Reiss house, at 1406 G street northwest, which is being removed for the new home of the District National Bank; the Academy of the Visitation, at Connecticut avenue and De Sales street northwest, which will give way to a manufacturing plant, and the former Scottish Rite Cathedral, which will be incorporated into the Palais Royal.

Old St. Matthew's Church was established in 1841 and 1842, and the building was consecrated May 15, 1842. The first pastor of the parish was Rev. John P. Donelan, who was chiefly instrumental in organizing the parish and erecting the church, which at the time was regarded as one of the finest Catholic churches in Washington. Succeeding pastors were Rev. John B. Byrne, Rev. James B. Donelan, Rev. Charles White, Rev. Francis Boyle, Rev. P. L. Chapelle, and Rev. Thomas L. Lee.

Dedicated in 1850.

In 1850 an addition to the church was erected, and the structure was dedicated in September of that year by solemn high mass, Rev. E. Lyman, of Baltimore, being the celebrant, and Mrs. C. Young, of Baltimore, the soloist.

The old church was given up as a regular place of worship about fifteen years ago, the new St. Matthew's having been erected near Rhode Island and Connecticut avenues. The building has stood empty and deserted for a decade, and was sold last year to the Southern Commercial Congress, to be used as its headquarters in this city.

Since that time the Southern Building Corporation has been formed, chiefly of local men, who will erect the building. Plans for the new structure were prepared by C. H. Burnham, architect, and the Thompson Sterrett Company will construct it.

The Southern Building will be a large office structure, square in form, the lot having a frontage of 150 feet on H street and 150 feet on Fifteenth street northwest. It will be ten stories high, with a central space for light and ventilation. It will be constructed of stone, brick, and terra-cotta, and will be fitted out for a fine office building. The plans call for stores or large business rooms on the ground floor and smaller suites above. It is likely that quarters will be provided for the proposed Southern club and possibly other organizations of a similar kind.

The Southern Commercial Congress may have quarters in the building, according to circumstances, but that body has no pecuniary interest in the enterprise.

Reiss House Once Noted.

The removal of the Reiss house in G street, to make room for the erection of the District National Bank, takes away one of the oldest landmarks in that part of the city. It was built in 1853 by the late Benjamin Reiss. He had owned the property since 1845, in that year building a frame house on the site, which in 1853 was moved to 1303 M street where it stands to-day in a fair state of preservation. The new and larger house was built to provide members of Congress and employees of the government with comfortable homes, which in the fifties were not easily obtainable in Washington.

The old building was in the latter fifties one of the popular rooming houses of Washington. It sheltered from time to time some of the most prominent persons of that day. It was the scene of many brilliant gatherings. The elder Reiss was an accomplished musician and made his living as an instructor in that art. He had many friends among music lovers and the Reiss home was about 1850 a well-known musical and social center.

According to a statement furnished by Benjamin Reiss, son of the musician, the house numbered among its patrons Gen. Don Carlos Buell and A. Dudley Mann, afterward commissioner at Rome, representing the Confederate government before the Pope, L. O. B. Branch, member of the House, from North Carolina, was a lodger with Mr. and Mrs. Reiss while he was in Washington to attend the sessions of Congress. When his State succeeded, Representative Branch became a general in the Confederate army, and was killed in battle in 1862. Another tenant for a time was Gen. A. P. Hill, who became one of Lee's most trusted commanders, and who also was killed in action in April, 1865.

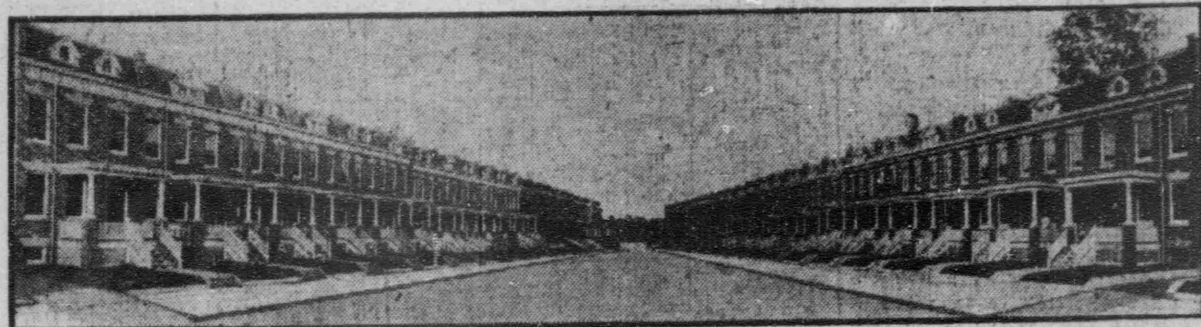
Gen. Pickett Stopped There.

Gen. Samuel Jones, afterward a leader in the Confederacy, lived at 1406 G street before the war, as did Gen. Pickett, whose division made the celebrated charge at Gettysburg, and Admiral John R. Rogers. Representative Alfred Ely, of Rochester, N. Y., left the G street house with several others on a sightseeing picnic to the battle of Bull Run, and did not see the Northland again for months, because he was among those captured and imprisoned at Richmond. Leutze, the artist who painted the picture "Westward Ho!" which hangs in the Capitol, performed that work of art while living in the house, and it is said he incorporated Mrs. Reiss and one of her daughters in the painting. One of the most picturesque characters who ever called the house his home was Count Garowsky, the irascible Pole, whose diary caused his expulsion from the country. It was Count Garowsky that Abraham Lincoln is said to have characterized as the only man he personally feared. Other famous folks whom the old house sheltered included Charles O'Neill, of Philadelphia, at one time Nestor of the House of Representatives, and Mary Clemmer Ames, who there wrote her memoirs of the Carey sisters.

After it ceased to be a lodging house, the old dwelling was used as an annex to the Riggs House, and after that it was the home of the Wilmadous Club. It has been an office building since 1890. In 1845, when Mr. Reiss bought the ground for his house, he paid at the rate of 2 1/2 cents a square foot. The

Shannon & Luchs

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VIEW OF KEEFER ST., EAST FROM GEORGIA AVE. N. W.
50 HOMES SOLD IN THIS STREET BEFORE COMPLETION.

A Page Taken From the Sales Book of This Tract.

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MR. GOLDSMITH, Manager of E. B. Adams Co., Wholesale China and Glassware.
DR. GRAHAM, Dentist.
MR. CURRIE, Entomologist, Agricultural Department.
MR. LEAF, with Byron S. Adams.
MR. HEMALT, Post-office Department.
MR. GRACE, Chesapeake and Ohio Coal and Coke Co.
MR. WHEELER, Supt. Pittsburgh Gas Heating Co.
MR. WATERS, Patent Office.
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MR. DELAPHANE, Lawyer.
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A total of 65 families have purchased homes here, because the properties represent the best example of high-class, moderate-priced homes to be found in Washington.

Price, \$3,750

TERMS:

\$300 Cash; Balance \$29.50 Monthly

(Including Both Principal and Interest.)

In every detail of construction and finish this home is a reproduction of the expensive type. In no one particular has it been slighted to make the moderate price possible. To have built and sold six, or even twenty, of these homes at \$3,750 would have been impossible. There will be 110 homes in this tract, and it is due to that one fact alone that the purchase price is gotten down to such a reasonable figure. Washington offers nothing better to the man of moderate means who wants a good modern home at a moderate price.

Finished in hardwood throughout; parquet floors on the entire first floor; 20 feet wide; large covered front porches and rear bay windows; mansard roofs; many different architectural designs; six practical rooms and handsome bath; furnace heat; a home from cellar to roof.

It's good business to see this successful home; it will at least give you a fine conception of what you should get for your money.

LOCATION:

Columbia Heights,

Corner of Lamont and Keefer Sts. and Georgia Ave. N. W.

(Formerly Brightwood Avenue.)

Sample Home, 3223 Georgia Ave. N. W.

To inspect: Take 9th st. cars to corner of Lamont st. and Georgia ave. No better time for selection than now.

SHANNON & LUCHS,

Sales, Rents, and Loans,

713 14th St. N. W.

Look for Our Green and White Sign.

Chevy Chase

District of Columbia.

There Is a Good, Substantial Reason Back of the Development at Chevy Chase, D. C.

The Reason:

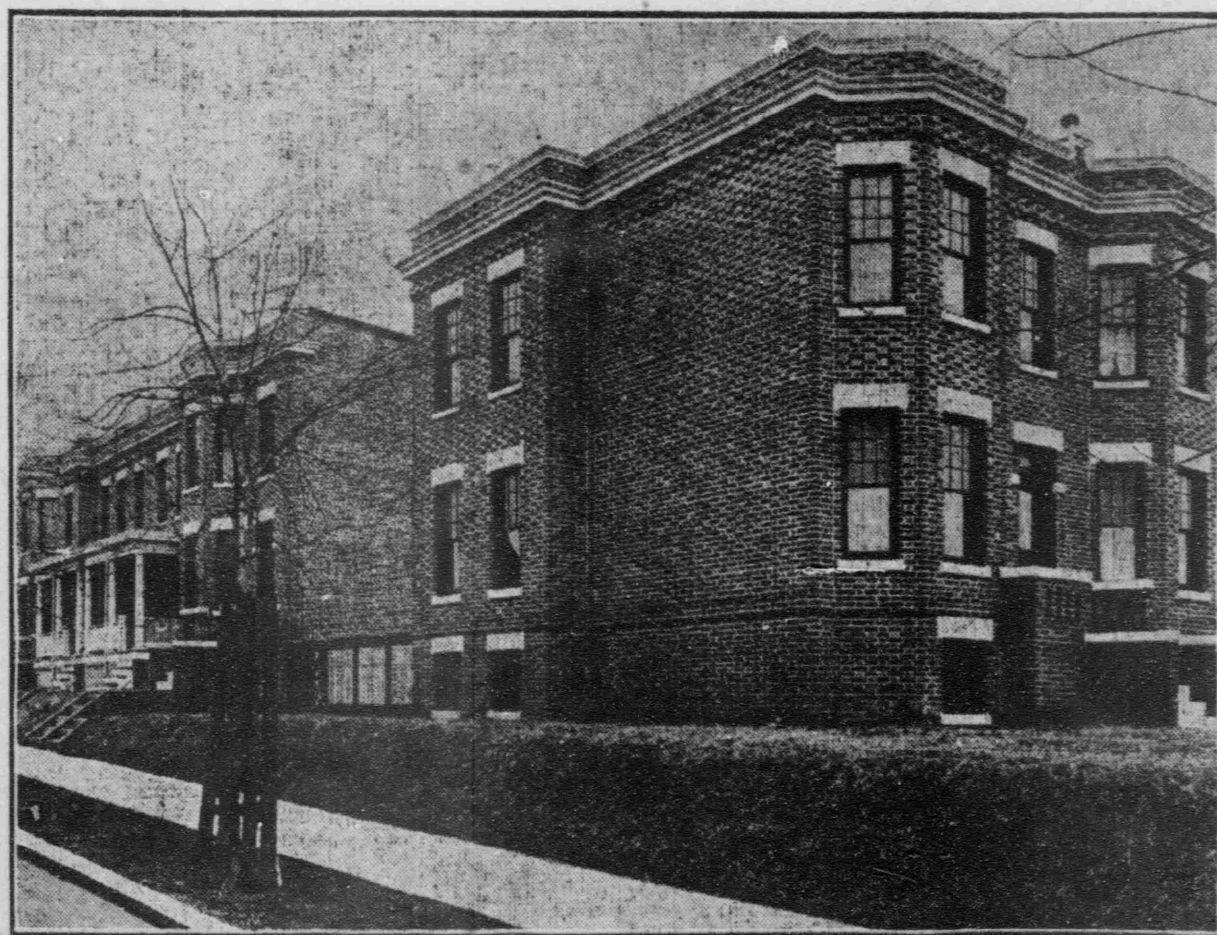
Here you get exactly what you can get in the city in the way of improvements and conveniences, for one-fourth to one-fifth the cost. It's a matter of city prices against suburban prices—all other conditions are equal, so far as the conveniences of life are concerned. So far as desirability of surroundings goes, Chevy Chase, D. C., is unparalleled in the National Capital's suburban life.

There are several choice building sites left. See them at once. The very limited area of Chevy Chase, D. C., means that your opportunity for securing one is equally limited.

Plats, Prices, and Particulars from

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738 15th St. N. W.



INSPECT THESE HOMES TO-DAY.

Sample House, 902 K N. E., is open, heated, and lighted till 8:30 p. m.
The prices are decidedly "off season" prices—the terms will be arranged.

THOS. J. FISHER & CO., (Inc.)

738 15th Street N. W.

District National Bank in purchasing the property recently, paid about \$30 a square foot.

Douglas Mansion to Go.

The old mansion built by Stephen A. Douglas, when Senator of the United States, will soon be transformed into a manufacturing plant. This house was erected by the Senator from Illinois a little while before his marriage to Dolly Custis, granddaughter of Dolly Madison.

son, Mr. Douglas was then at the height of his great political career, and the site on the triangle bounded by New Jersey avenue, Second and I streets, was in the center of the fashionable residential section of that day.

After Dolly Custis became its mistress, the mansion was the scene of some of the most brilliant social gatherings of the ante-bellum period. It was in this mansion that Mr. Douglas laid

the lines for the culmination of his political career as Democratic nominee for the Presidency in 1860. It was there he received the news of his defeat, which crushed his spirit and left him a broken political and physical wreck.

Some years after Mr. Douglas' death his widow married Capt. Robert Williams, U. S. A., and for a time the old

Continued on Page 2, Column 6.